

CONDITIONAL USE NOTES:

1. THIS CONCEPT PLAN IS FOR APPLICATION FOR A CONDITIONAL USE PERMIT FOR FOUR (4) DWELLING UNIT CONDOMINIUM BUILDINGS IN THE SOUTH COLLEGE BUSINESS DISTRICT (SC-B) ZONING.
2. THE SOUTH COLLEGE CONDOS SHALL BE A HIGH END SINGLE FAMILY CONDOMINIUM DEVELOPMENT WITH ACCOMPANYING SIDEWALKS AND LANDSCAPING THAT WILL REPLACE THE PREVIOUSLY APPROVED COMMERCIAL DESIGNATION.
3. THE CONDOMINIUMS WILL BE 2 BEDROOM, 2 BATH, TWO STORY UNITS WITH THE FRONT FACING SOUTH COLLEGE AVENUE. SEE DIAGRAM THIS PAGE.
4. PROJECT IS LOCATED AT 3411 SOUTH COLLEGE AVENUE ON 1.078 ACRES AND IS CURRENTLY VACANT.
5. THIS PROJECT SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN PER F.E.M.A. FIRM MAP #8801025E DATED MAY 16, 2012.
6. SITE DEVELOPMENT SHALL MEET CITY OF BRYAN DEVELOPMENT STANDARDS FOR WATER, SANITARY SEWER, STORM SEWER, PARKING AND STREET/PAVEMENT DESIGN.
7. CONDOMINIUM UNITS SHALL BE MEET CITY OF BRYAN ORDINANCE:  
WIDTH: 16'-8"  
DEPTH: 40'  
UNIT AREA: 667 SQ. FT.
8. THIS PROPERTY IS LOCATED IN THE SOUTH COLLEGE OVERLAY DISTRICT.
9. THIS CONDOMINIUM DEVELOPMENT WILL MAINTAIN / PROVIDE A CROSS ACCESS DRIVE TO THE EXISTING NEIGHBOR TO THE REAR.
10. 2 - 12' x 12' TRASH BIN ENCLOSURES ARE PROVIDED WITH LOCKING GATES.
11. PROPERTY METES AND BOUNDS DESCRIPTIONS SHOWN HEREIN WERE PROVIDED BY PWS SURVEYING COMPANY IN DECEMBER 2015.
12. A 5' SIDEWALK WITH A 3' BUFFER WILL BE PROVIDED ALONG SOUTH COLLEGE AVE.
13. POTABLE WATER PROTECTION - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACK FLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

DEMOLITION / CONSTRUCTION WASTE:

1. CONTRACTOR SHALL PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES / METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCES OF WIND BLOWN LITTER FROM THE PROJECT.

DWELLING UNITS SPECS:

4 - 2 BEDROOM CONDO UNITS PER BLDG. ~ 4 BLDGS. (1,041 SQ. FT. EACH)  
MAXIMUM BUILDING HEIGHTS ~ 25 FEET

DWELLING UNIT DENSITY: 15 D.U. / ACRE (MAX 25)

PARKING ANALYSIS:

REQUIRED PARKING - 1 PARKING SPOT PER BEDROOM  
4 - 2 BEDROOM CONDO UNITS PER BLDG. (4 BLDGS.) = 32 REQ'D PARKING SPOTS

\*\* PARKING SPOTS PROVIDED: 37 PARKING SPOTS

STORM WATER MITIGATION & DETENTION:

CURRENTLY, STORM WATER RUN-OFF SHEET FLOWS FROM THE FRONT OF THE LOT ALONG SOUTH COLLEGE AVENUE AND FLOWS TO THE REAR OF THE LOT TO THE EASTERN PROPERTY CORNER WHERE IT ENTERS AN EXISTING DRAINAGE DITCH.

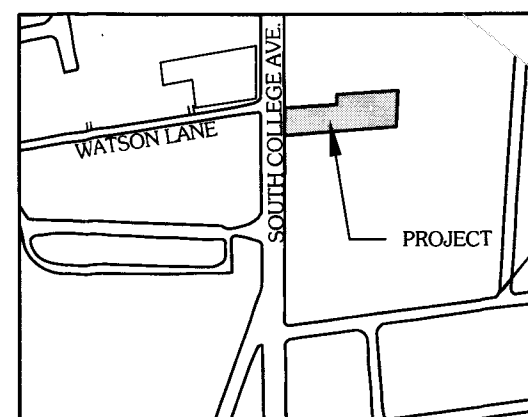
PROPOSED STORM WATER RUN-OFF INCREASES FROM THIS PROJECT WILL BE DETAINED ON-SITE AND METERS RELEASED EQUAL TO OR LESS THAN CURRENT STORM WATER FLOWS.

SOLID WASTE DISPOSAL:

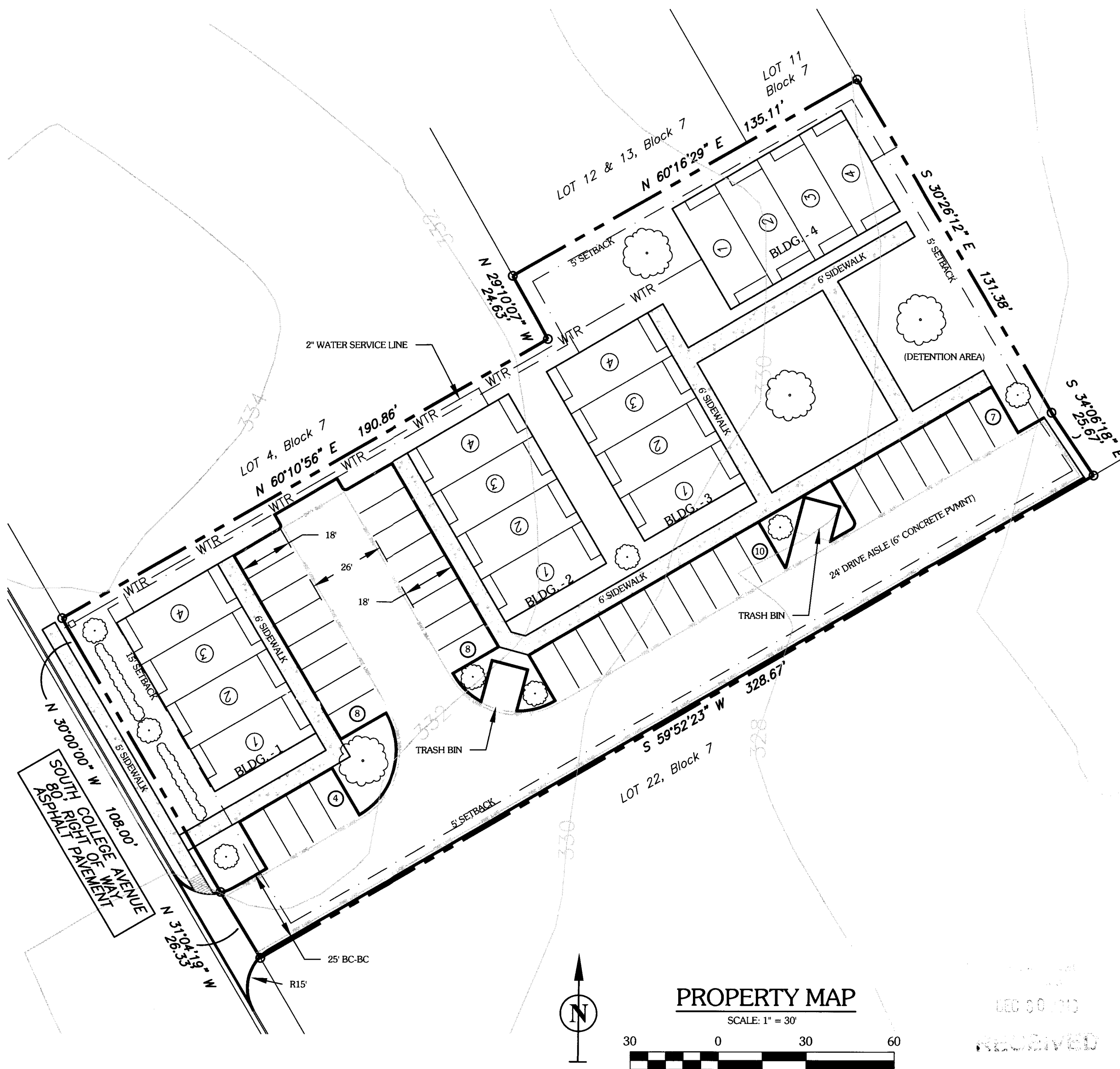
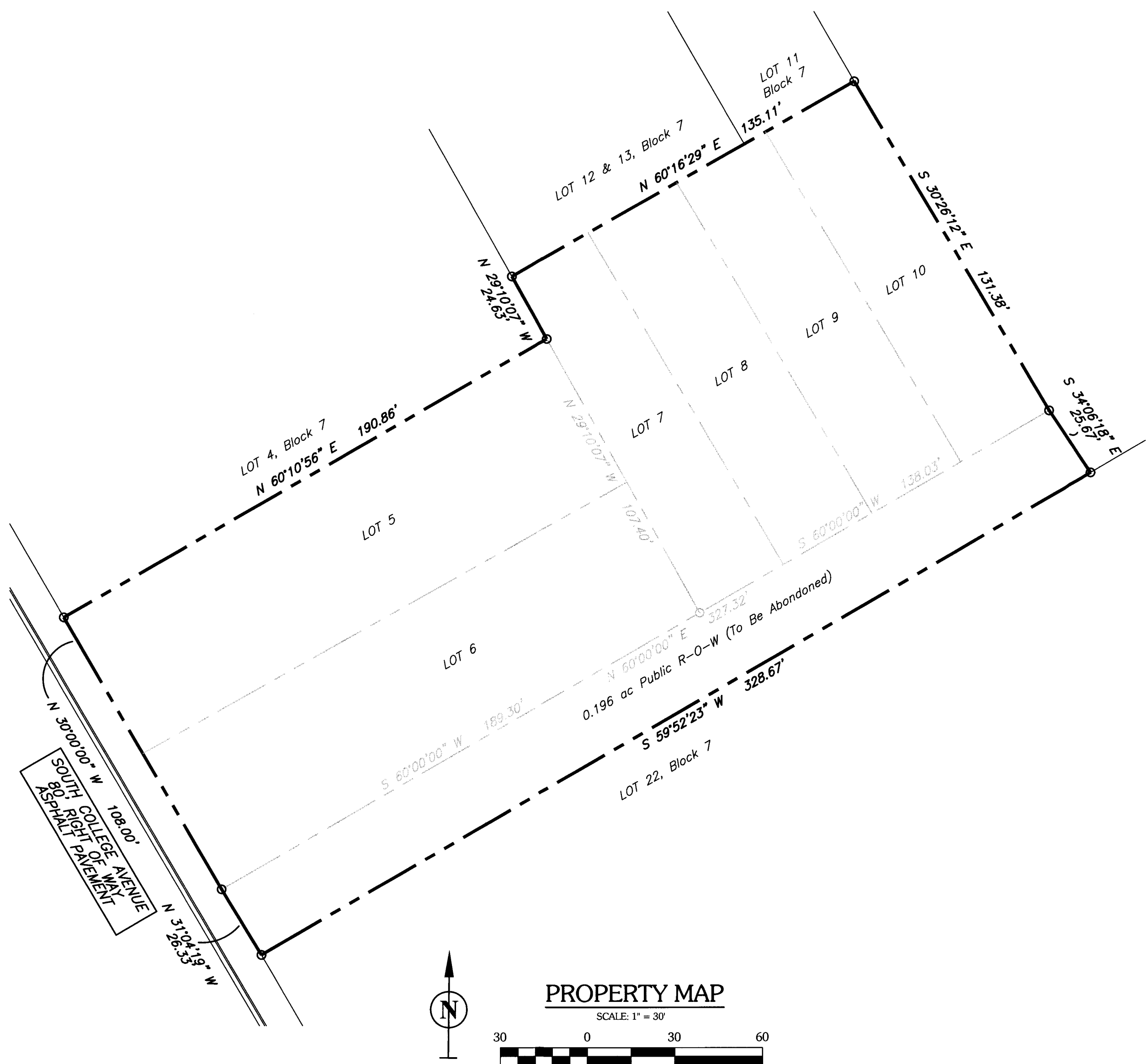
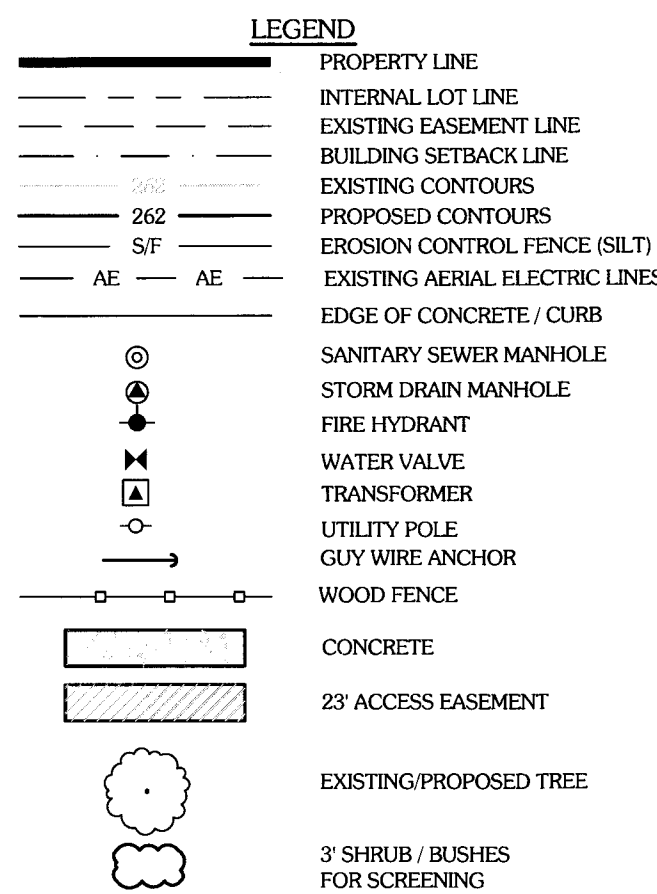
1. 2 - 12' WIDE x 13' DEEP CONTAINMENT AREA SHALL BE PROVIDED WITH 6' FENCED ENCLOSURE FOR STANDARD 12' x 12' METAL TRASH BINS. TRASH BINS SHALL BE SHARED BY ALL TENANTS AND RETAIL.
2. CONTAINMENT DOORS MUST BE A MINIMUM OF 12' WIDE OPENING. DOORS MUST HAVE THE ABILITY TO LOCK IN THE OPEN AND CLOSED POSITIONS.
3. DUMPSTER PADS SHALL BE 8" THICK REINFORCED CONCRETE WITH #5 REBARS AT 12" O.C.B.W. AND THE PAD SHALL EXTEND 10' IN FRONT OF DUMPSTER.

IRRIGATION SYSTEM:

1. POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY AND INSTALLED AS PER CITY ORDINANCE.



LOCATION MAP  
NOT TO SCALE



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THIS DRAWING IS  
RELEASED UNDER THE  
AUTHORITY OF  
JOE I GATTIS, PE, #90964,  
FOR THE PURPOSE OF  
REVIEW ONLY. THIS  
DRAWING IS NOT INTENDED  
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12-30-2015

**DEVELOPER**  
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**SOUTH COLLEGE CONDOS**  
**3411 SOUTH COLLEGE AVE.**  
**COLLEGE STATION, TEXAS**  
**DECEMBER 30, 2015**

**CONCEPT PLAN**  
Formerly Lots 5-6 & 7, 8, 9 & 10, Block 7  
ZONED - SOUTH COLLEGE BUSINESS  
J.E. SCOTT SURVEY, ABSTRACT #50  
BRYAN, BRAZOS COUNTY, TEXAS

DRAWN BY: JOE G.  
DATE: DECEMBER 2015  
SCALE: NOTED  
PROJECT #: GE025006

**CP-1**